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Geanbrae, Knockando, AB38 7RX
Offers over £190,000

Contact us on 01479 874800 or visit www.massoncairns.com

An immaculately presented three bedroom detached home in mature and elevated grounds which extend to approximately a quarter of an acre. Geanbrae is located in the pretty Highland village of Knockando on the borders of the Cairngorms National Park and within commuting distance of Elgin. This pretty property enjoys good privacy with only one neighbouring property and woodland surrounding it. The well-proportioned accommodation is arranged over two floors and comprises ground floor:- Hall, Lounge, Kitchen/Diner, Two Bedrooms and a Bathroom. first floor:- Landing/Study Area and a Bedroom. Outside the beautiful gardens are mainly laid to lawn with interspersed mature tree and shrub planting and there is a large sweeping gravel drive, timber garage with concrete base and several timber sheds for storage. This pristine home would suit a variety of purchasers and is offered in walk in condition. Energy Performance Certificate Rating E, Council Tax Band C

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Knockando

Knockando is a village situated in the Strathspey whisky producing area of Scotland. It is a community with a primary school, tennis courts and church, as well as the Knockando Woolmill which featured in the BBC Restoration series. Aberlour, 8 miles, has excellent local shops and secondary school, while the towns of Forres, 17 miles, Grantown on Spey, 17 miles, and Elgin, 19 miles, offer a more comprehensive range of facilities, such as supermarkets, professional services, leisure centres and restaurants.

Entrance Hall

5.0m x 2.71m 16'5" x 8'11"

A Upvc and glazed door provides entry into the welcoming L-shaped hallway where doors open to the lounge, kitchen/ diner, bathroom and bedrooms one and two and carpeted stairs lead to the first floor. The hallway features a lovely built in pine dresser and the electrical switchgear is housed in the lower part. There is carpet flooring, ceiling lighting, a radiator and Horstmann thermostat controls.

Lounge

4.09m x 4.90m 13'5" x 16'1"

The spacious bright lounge enjoys a large picture window to the front with lovely garden views and allowing beautiful natural light to shine through. A wonderful feature of the lounge is a homely inset multi-fuel stove set on a slate hearth with spruce mantle, creating a warm and peaceful place to relax. A pine hatch through to the kitchen/ diner allows easy transfer of drinks from the kitchen and there is carpet flooring, ceiling lighting and a radiator.

Kitchen / Diner

3.67m x 3.70m 12'0" x 12'2"

A bright and welcoming kitchen and dining room which is well equipped with a good range of Beech base, drawer and wall units with satin chrome handles and complementary worktops and tiling. A white ceramic sink with mixer tap is perfectly placed at a window looking out over the rear gardens and a Upvc door at the side provides direct access out into the garden. A real feature of the kitchen is the midnight blue electric Belling range and there is an under counter Zanussi washing machine and space for a fridge / freezer. This well proportioned room enjoys space to house a 4-6 seater dining set and there is vinyl flooring, recessed ceiling lighting, radiator and the Drayton heating and hot water controls are placed here.

Bedroom One

3.65m x 3.55m 12'0" x 11'8"

A spacious and well proportioned double bedroom looking out over the private rear garden and enjoying a large double door integral wardrobe offering excellent storage space. There is carpet flooring, ceiling lighting and a radiator.

Bedroom Two

3.64m x 2.44m 11'11" x 8'0"

A comfortable double bedroom, which could equally be used as a dining room, enjoys views over the lovely front garden. There is carpet flooring, ceiling lighting and a radiator.

Bathroom

2.16m x 2.69m 7'1" x 8'10"

This attractive bathroom features modern beech units which provide good storage and incorporates a back to wall WC and a Heritage wash hand basin with twin taps. There is also a Bette bath with twin taps which houses a Mira Sport electric shower with a folding shower screen and wet wall surrounding. A cupboard provides useful shelved storage, an opaque window to the rear allows good natural light and there is vinyl flooring, recessed ceiling lighting and a chrome towel radiator.

Landing / Study

3.75m x 5.84m 12'4" x 19'2"

Carpeted stairs with a Douglas fir balustrade lead up to the first floor landing which is a bright open space currently used as a bedroom but would be equally at home as a spacious study. A window to the side and a Velux to the front flood the space with natural light, a door opens to bedroom three and there is carpet flooring, access into the eaves, two ceiling lights and a radiator.

Bedroom Three

3.75m x 4.30m 12'4" x 14'1"

This charming room enjoys two Velux windows to the rear allowing natural light to flood in creating a bright and relaxing room. The chimney runs up the centre creating a feature and there is a radiator, ceiling lighting, carpet flooring and two low level doors allow access into the eaves.

Timber Garage and Sheds

6.50m x 3.30m 21'4" x 10'10"

Situated to the side of the property is a spacious timber garage which enjoys concrete flooring, a vehicle inspection pit, power and light. A roller door opens at the front, a door provides access

at the side and windows to the rear and both sides allow in natural light. There are three timber garden sheds providing useful storage for an array of items. Two of the sheds measure 2.0m x 1.5m and the remaining shed measures 1.5m x 1.5m. A further timber store is situated at the side entrance door which measures 2.36m x 0.88m provides handily located useful storage.

Outside

A large sweeping gravel drive leads up to the house allowing excellent parking space for multiple vehicles. To the front of Geanbrae is spacious walled flowerbeds and steps lead up through them to the front entrance door. The property sits in the middle of lovely gardens which are mainly laid to lawn and complemented with mature bushes and trees including a cherry tree and three apple trees. A wire fence surrounds the property and in addition to an area of mature woodland reaching down to the public road provides excellent privacy. There is a Titan oil tank, outside tap and oil fired boiler.

Services

It is understood that the property has mains water and electricity and drainage is to a septic tank. There is oil fired central heating.

Home Report

To obtain a copy of the home report, please visit www.massoncairns.com where an online copy is available to download.

EPC Rating E

Entry

By arrangement

Price

Offers over £190,000 are invited

Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns

Strathspey House

Grantown on Spey

Moray

PH26 3EQ

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Email: property@lawscot.com

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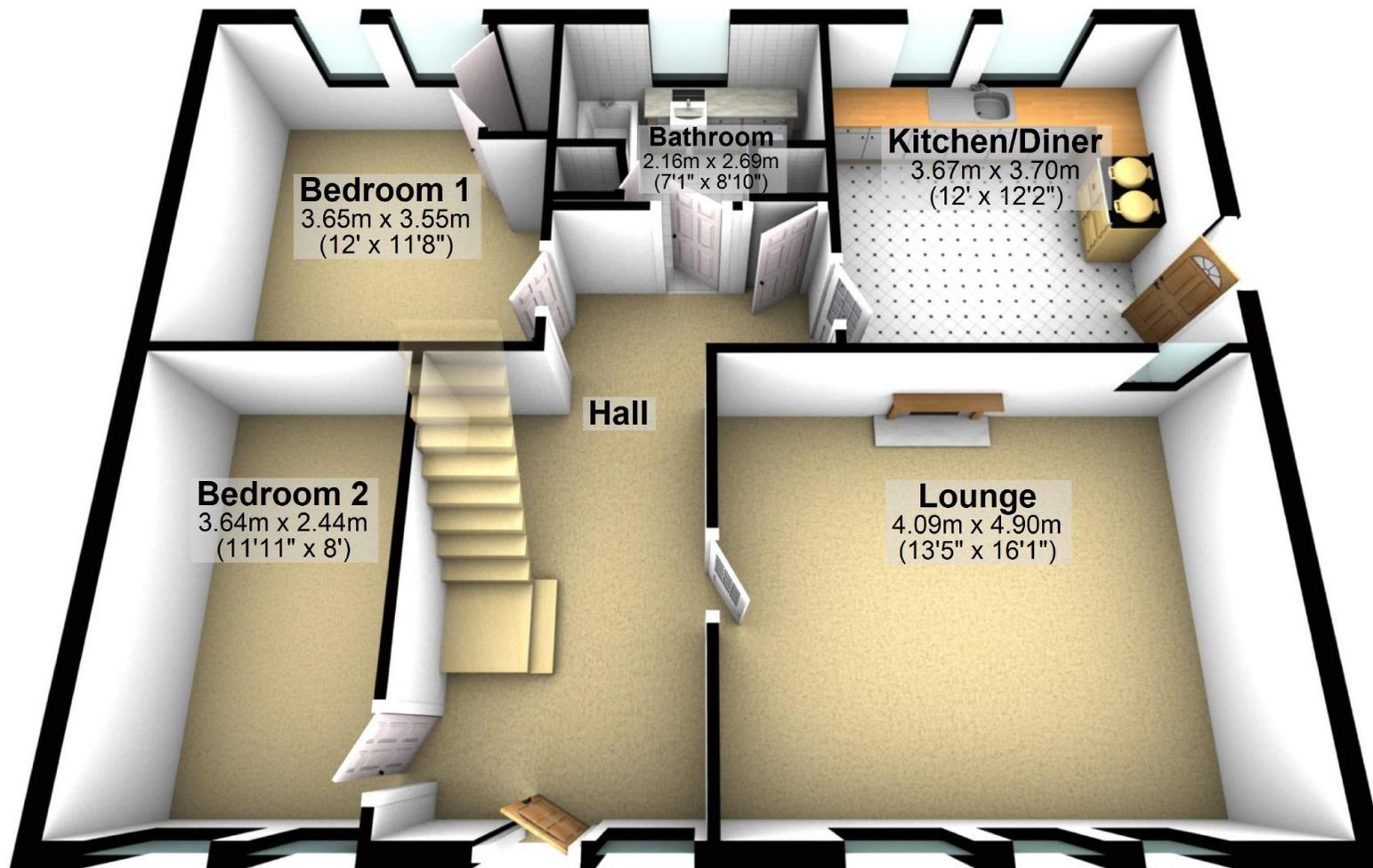
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Ground Floor



Plans not to scale, for illustration only



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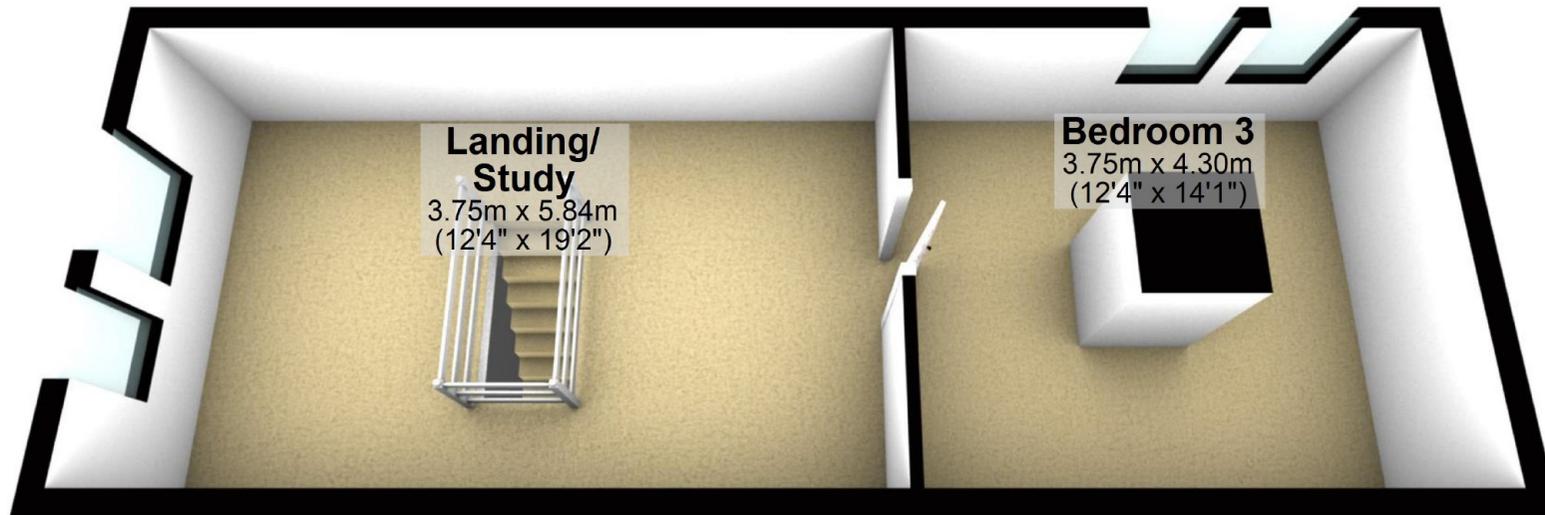
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First Floor



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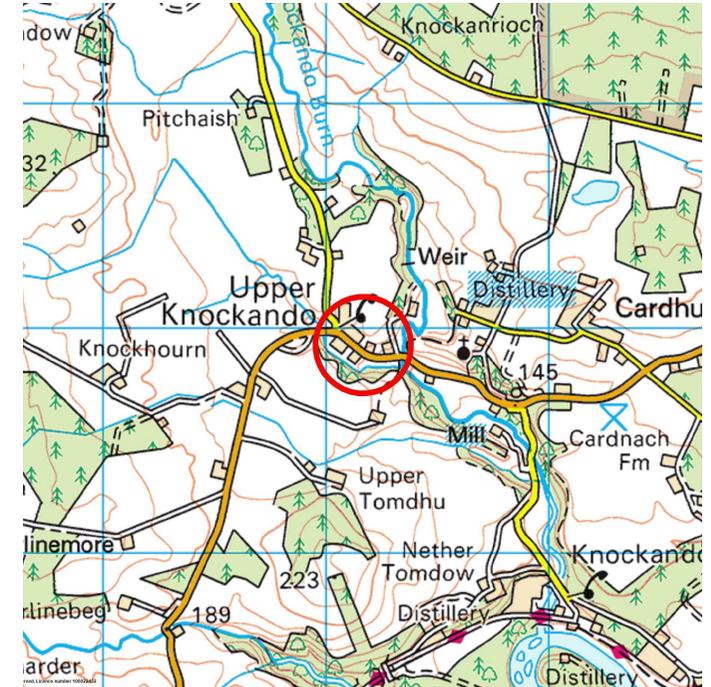
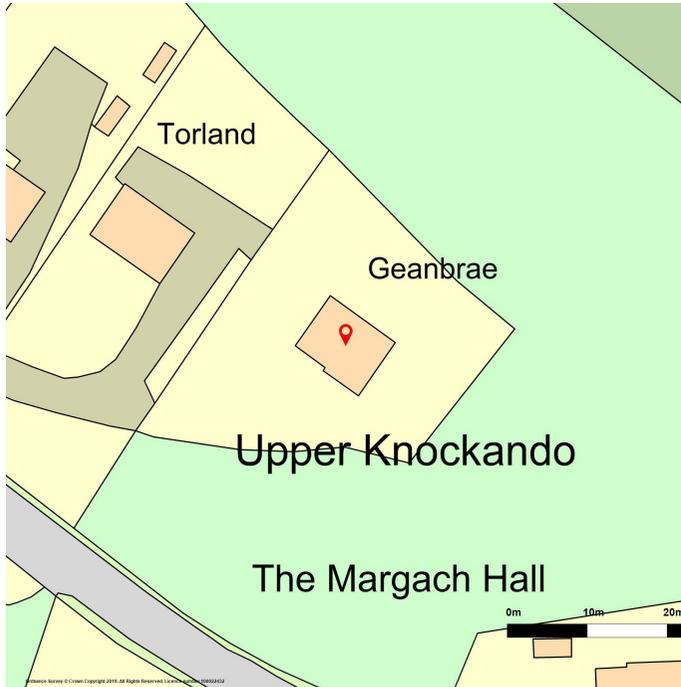
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While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters



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